



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
NOVEMBER 17, 2005
APPROVED STUDY SESSION MINUTES**

PRESENT: Kevin Osterman, Council Member
E.L. Cortez, Vice-Chairman
Michael D'Andrea, Development Member
Steve Steinberg, Commission Member
Kevin O'Neill, Development Member
Michael Schmitt, Design Member
Jeremy A. Jones, Design Member

STAFF: Bob Cafarella
Mac Cummins
Tim Curtis
Kroy Ekblaw
Lusia Galav
Tim Connor
Bill Peifer
Dan Symer
Al Ward
Greg Williams

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilman Osterman at 12:28 p.m.

REVIEW DRB CASES

Ms. Galav presented the following consent agenda items for discussion:

3. 28-DR-2000#4 Portales Residential

Board Member Jones recalled that he had previously requested that the building code be checked due to a series of bedroom windows that face a central enclosed corridor and inquired as to the status of his request.

Dan Symer confirmed that staff has reviewed the building code with the Chief Development Officer, and he and the Applicant are aware of certain criteria that needs to be met.

4. 13-PP-2005 Scottsdale Estates

No questions or comments presented.

5. 38-DR-2005 Arizona School of Real Estate Colors/Parking Lot

No questions or comments presented.

6. 39-DR-2005 Raintree Auto Body

Board Member O'Neill requested that this item be moved to the regular agenda, citing an issue with the color.

7. 66 DR-2005 J W Harris Building Remodel/Addition

No questions or comments presented.

8. 79-DR-2005 The Upton

Councilman Osterman noted receipt of two cards from citizens who wish to speak regarding this item.

Upon invitation by Councilman Osterman, Robert Perzzono, Law Firm of Busse Gilbert (phonetic) representing Jerry Simms, adjacent property owner to the site. Mr. Perzzono began a PowerPoint presentation, citing objections to the building style and color pallet.

Ms. Galav interrupted the presentation, noting receipt of an additional comment card regarding this item and recommended that the case be moved to the regular agenda for discussion. Councilman Osterman concurred.

9. 86-DR-2005 Drs. Vander Schaaf & Douglas Beischel

Vice-Chairman Cortez inquired regarding the status of the stipulation requiring the owner to tie the two parcels. Mr. Connor noted that the stipulation is generally a standard stipulation for development on parcels that have a building that straddles a parcel and believes that the stipulation will have to be met prior to submitting final plans.

Board Member Jones commented that this project came a long way in a short time.

10. 92-DR-2003#2 Shurgard Storage Facility Renovation

Ms. Galav noted a request from the Applicant that this item be pulled to the regular agenda.

Ms. Galav pointed out that staff placed 17-PP-2005 and 78-DR-2005, Canyon Residences of Silverleaf, on the regular agenda simply because it is a large project and generally, that is the policy. However, staff does not have any issues with the project. In

the event that the Board does not have any issues with the project, the items can be moved to the consent agenda.

DISCUSSION

STUDY SESSION

1. **Scottsdale Stadium Update, 57-DR-1990#4**

Kroy Ekblaw presented a brief overview of updates regarding the Scottsdale Stadium. Highlights of the presentation included an aerial of the site plan and a rendering denoting the outfield concession area.

2. **The Park, 70-DR-2004**

Mr. Williams presented the project, pursuant to the staff packet.

Board Member O'Neill opined that an Applicant presentation was not necessary, expressing that he is supportive of the project based on the packet received. He further noted that the project is an exciting addition to the Mall and that the Applicant has presented additional exciting projects to the Board in the past.

Board Member Jones concurred.

3. **Lost Dog Wash/124th Street Bridge Revisions**

Al Ward presented the City project to the Board, pursuant to the staff packet. Highlights of the presentation included color renderings of elevations.

In response to inquiry by Board Member Schmitt, Bob Cafarella, Preservation Division, explained that the Conarch Bridge had a much more intrusive profile and the only users that will see the bridge are the trail users that are coming to the Preserve in Lost Dog Wash. The proposed changes are more stealth and will allow users, as they are walking to the bridge, to look beyond the bridge into the mountains.

Board Member Schmitt opined that the changes will functionally serve the equestrian users and will likely be esthetically more pleasing as well.

4. **Body Sculpting Center, 28-DR-2005, Colors**

Ms. Galav noted that this item was inadvertently placed on this agenda.

5. **Downtown Public Arts Bus Stop Update**

Bill Peifer, Capital Project Management, presented the project update. Highlights of the presentation included a color photograph of the proposed bus stop.

In response to inquiry by Councilman Osterman, Mr. Peifer reported that the benches are cast concrete, consisting of a fairly smooth finish. The arm of the bench is made out of steel.

In response to inquiry by Commissioner Steinberg, Mr. Peifer confirmed that a misting system is not incorporated into the shelter.

In response to inquiry by Board Member D'Andrea regarding emergency lighting, Mr. Peifer noted that additional lighting is not part of the standard bus shelter.

ADJOURNMENT

With no further business to discuss, being duly moved and seconded, the study session of the Scottsdale Development Review Board adjourned at 12:51 p.m.

Respectfully submitted,
A/V Tronics, Inc.